# UNIT 01





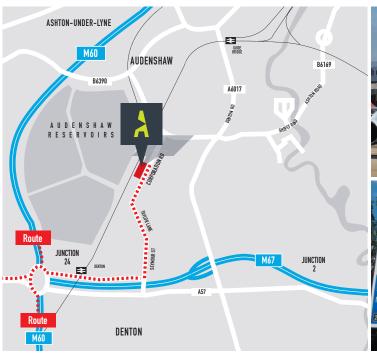
REFURBISHED INDUSTRIAL /

**WAREHOUSE UNIT** 

42,208 SQ FT (3,934 SQM)

- 10M EAVES
- DRIVE IN DOCK LEVEL LOADING
- 2 STOREY OFFICES

J34 M60 AUDENSHAW









# LOCATION

Arrow Trading Estate is an established business location within 1 mile of Junction 24 of the M60 motorway and Denton town centre which offers a full range of local services. In addition it is only 6 miles from Manchester and is ideal for those businesses serving the city centre.

### **DESCRIPTION**

The estate is currently home to a variety of business ranging from national to local and regional operators.

Unit 1 comprises a large steel portal framed Industrial/Warehouse unit totalling 42,208 sq ft with drive-in and dock-level loading.

The unit will be refurbished and benefits from the following features;

- 2 drive-in & 3 dock-level loading doors
- 10 metre eaves
- 2 storey offices
- 10% roof lights
- Sodium lighting
- Male and female WCs
- Solid concrete floor



# **TENURE**

New internally repairing and insuring leases on terms to be agreed.

### VAT

All prices quoted are exclusive of, but are liable to, VAT at the prevailing rate.

# **SERVICE CHARGE**

The ingoing tenant will be liable for rates and the service charge, which includes a contribution to the estate and external property maintenance of the units.

### RENTAL

Rental upon application.





Managed by



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. www.richardbarber.co.uk

# **FURTHER INFORMATION**

For viewings and further information please contact the joint agents.

 $shamps on @whrproperty.co.uk\\ jweather ilt @whrproperty.co.uk$ 

tracy @littlerand associates. co.uk



